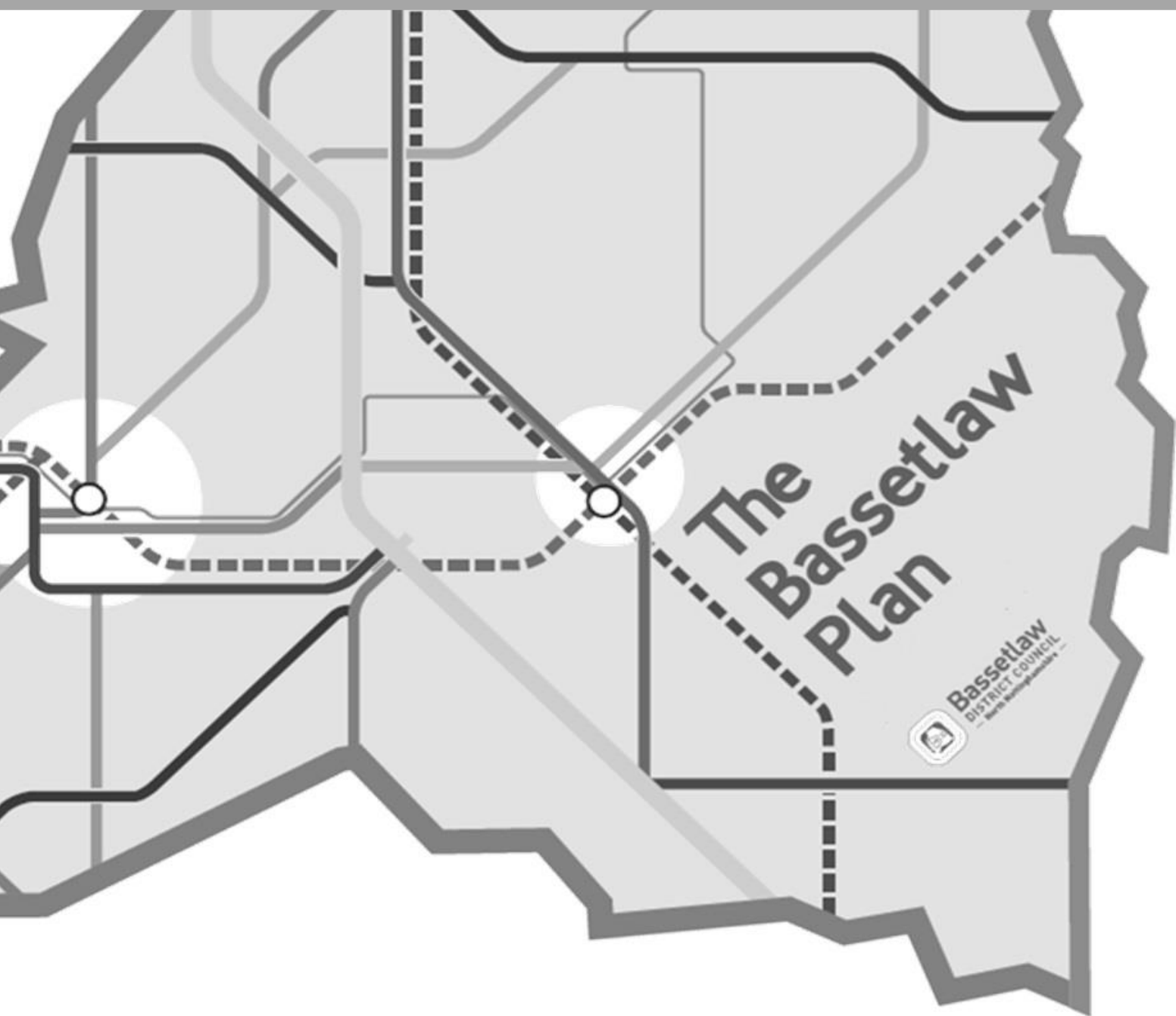


Land Availability Assessment

November 2020

A BACKGROUND PAPER FOR THE BASSETLAW PLAN



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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1. Introduction

Disclaimer: The Land Availability Assessment (LAA) is a technical document that identifies and assesses potential housing land. The LAA does not make decisions about which sites should be developed, nor change their status within the planning system. Instead, the LAA will be used to support decision-making about future land allocations in the emerging Bassetlaw Plan. The information provided in this document is not binding on any future recommendation that may be made by the Council or any formal decision of the Council through the planning process.

1.1 The National Planning Policy Framework (NPPF) states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of strategic housing and economic land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.

1.2 The Bassetlaw Land Availability Assessment (LAA) provides assessments of land availability for housing and economic development in all areas of Bassetlaw. This LAA provides a review of sites included in previous Land Availability Assessments and it assesses new sites submitted since that time (January 2020).

1.3 Key outputs include:

- A list of all sites considered, cross-referenced to location maps
- For the areas in the emerging Bassetlaw Plan:
 - an assessment of each site in terms of its suitability for development, availability and achievability (including whether the site is viable);
 - clearly evidence/justify those which have been discounted;
 - an assessment of the likelihood of sites coming forward and possible timescales for delivery; and
 - the potential capacity of each individual site, along with an overview of site specific constraints and an indication of how obstacles to site delivery may be overcome
- An indicative trajectory of anticipated development potential.

1.4 Sites that are included in the LAA are not precluded from being developed for other suitable uses, while sites that have been discounted or omitted from this stage of the assessment are not necessarily precluded from the possibility of securing planning permission.

- 1.5 This LAA report sets out the methodology, the assessment findings, a discussion of assumptions made, along with an explanation of why particular sites have been assessed as having no development potential at this time.

2. Methodology

Background

- 1.6 In line with the NPPF a local authority is required to identify and update annually 'a supply of specific deliverable sites sufficient to provide five years' worth of housing compared against objectively assessed housing need'. There is also a requirement for local authorities to identify strategic employment sites and to address the specific locational requirements of different employment sectors.
- 1.7 To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development (fewer than 10 dwellings), and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Major sites with outline planning permission, sites with permission in principle, and allocated in the development plan or identified on a brownfield register should only be considered deliverable within five years where there is clear evidence that housing completions will begin on site within five years.
- 1.8 Sites which are identified as deliverable for housing within five years form part of the five year housing land supply, which is published annually in the Five Year Housing Land Supply Statement¹. The assessment also identifies sites which cannot be delivered within five years, but are unencumbered by major constraints and are considered developable. These sites will inform the housing trajectory beyond the next five years.
- 1.9 For a site to be considered developable the NPPF states that it should be 'in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged'².

STAGE 1: Site Identification

- 1.10 Sites with the potential for small-scale through to large-scale development are considered in line with PPG recommendations. Site density assumptions are set out below.

¹ <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

² *National Planning Policy Framework, Annex 2*

Site Location	Assumed density (dwellings per hectare)
Within urban areas	40 dph
Edge of urban areas (suburban)	30 dph
Village (suburban)	30 dph
Rural village	20 dph

Table 1. Density assumptions

1.11 Sites which are considered as part of this LAA include:

- Sites with planning permission (full or outline) that are either under construction or not yet implemented
- Sites where the Council has resolved to grant planning permission, subject to the signing of a legal agreement
- Sites submitted in the Call for Sites
- Sites that have been promoted through representations made on the Draft Bassetlaw Plan
- Sites from the previous Bassetlaw SHLAA where landowners/agents have provided a renewed expression of interest

1.12 Sites that were submitted in the Call for Sites were required to provide the following information:

- Contact details
- Site address and location plan
- Site size
- Site description (including current use and neighbouring uses)
- Information about highways access and utilities provision
- Site constraints
- Type and scale of development
- Ownership details
- Market interest
- Potential timeframe for development

1.13 It should be noted that, in the Initial Draft Bassetlaw Plan (2016) the Council put forward the concept of developing an entirely new garden village capable of accommodating in excess of 1000 new dwellings, the delivery of which would be anticipated to go beyond the lifetime of this plan. Several sites have been submitted to the Council for consideration as a new settlement. These are included in the LAA.

- 1.14 The Council will continue to accept new sites on an ongoing basis. New submissions will be assessed and included in each iteration of the LAA. New sites should be submitted using the form which is available on request from the Planning Policy Team.
- 1.15 NPPG makes clear that plan makers should not simply rely on sites that they have been informed about but actively identify sites and broad locations for development that may have a part to play in meeting the needs of an area through a process of desktop review. As such, where appropriate, sites where planning permission has expired or been refused, and broad locations for development have also been included in the assessment.

STAGE 2: Site Assessments

- 1.16 The flowchart in Appendix A highlights the different stages of assessment, as agreed with Housing Market Area partners. These can be broadly broken down into two stages:
- Screening of sites against a series of fundamental availability and suitability criteria; and
 - Assessment of sites against more specific suitability and achievability/ viability criteria. These include potential physical constraints and the willingness of a developer to invest in a site

Site Availability

- 1.17 Availability is a fundamental element of the assessment criteria. Where a land owner is unknown after all reasonable investigation or does not want to put a site forward for development it will usually be considered unavailable and not warrant further assessment.
- 1.18 A site will be considered available for development if it has been actively promoted for consideration through any call for sites and where the land owner has made clear that the site is available for development. This will be confirmed by information provided by land owners or other appropriate means. A site should be free from legal or ownership constraints and/or restrictive covenants. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.
- 1.19 Where legal and ownership constraints are identified as being 'unresolvable', sites will be assessed as 'unavailable'. However, it is not uncommon for Sites to require some land assembly or require legal agreements to come forward. Where evidence has been provided that those constraints can be overcome this should not be considered as prohibitive to development coming forwards.
- 1.20 Where any potential constraints on availability have been identified then a judgement will be made as to if and how these could reasonably be overcome. Consideration will also be given to the delivery record of the developers or landowners putting forward

sites, and whether the planning background of a site shows a history of unimplemented permissions. The promoters of LAA sites will be expected to provide information about land ownership, site availability and any market interest in the site when they suggest a site for inclusion.

1.21 The inclusion of sites with planning permission will reflect the approach the Council applies to all sites currently included within the five year housing land supply. For major sites of 10 dwellings or more where development hasn't commenced, efforts are made to contact landowners, developers and agents to ascertain the current situation and deliverability of sites with extant planning permission. Where deliverability is questionable sites will be discounted.

Site Suitability

1.22 The suitability of sites for residential development will be assessed against policies in the National Planning Policy Framework and in the emerging Bassetlaw Plan. Where the development of a site would not comply with planning policy, a judgement is made regarding whether there is any prospect of making a scheme policy compliant.

1.23 Suitability criteria take account of the following criteria:

Stage One:

Sites will be taken forward for a more detailed assessment where they are:

- Capable of delivering 5 or more dwellings and/or 0.25ha or more of economic development
- Predominantly outside of an international, European or nationally designated conservation site (e.g. SSSI)

Stage Two:

Sites will be assessed to identify any physical or environmental constraints such as:

- Level of flood risk affecting the site
- Relationship to neighbouring land uses and surrounding settlement
- Access to and impact on local highways
- Proximity to major transport infrastructure
- Access to key services and facilities
- Hazardous risks and/or contamination
- Site topography/landscape quality
- Impact on designated and non-designated heritage assets
- Land stability
- Pylons or high voltage cables
- Impact on protected species and designated nature conservation sites/habitats

- 1.24 Sites can be discounted from further assessment at either stage, although the criteria at Stage 1 are more critical. During the second stage a balanced planning judgement will be made, weighed up against all relevant considerations.
- 1.25 In terms of character, Bassetlaw is a predominantly rural district with significant areas of open countryside and a large number of small villages. In this context it is inappropriate to include sites which are extremely unlikely to gain planning consent. Therefore, with the exception of sites assessed for their suitability as a new settlement, sites which have no clear relationship or proximity to the established built form of existing settlements have been assessed as unsuitable.
- 1.26 Sites with planning permission are included in the Housing Trajectory in Appendix C. The suitability and achievability assessment outcomes of sites without planning permission are listed in Appendix D, E, F, G and H.
- 1.27 The suitability of sites with planning permission has already been considered through the planning application process. It has therefore been assumed that all sites with planning permission for residential development are suitable for that use.
- 1.28 Sites that are discounted at this stage (identified as unsuitable) will be recorded as such and will not be assessed further through the Sustainability Appraisal process and Site Selection Process, in terms of achievability. Sites which are identified as suitable, available and either deliverable or developable will inform the Council's housing land supply trajectory and will be considered as potential site allocations, subject to further detailed assessments.

Site Achievability

- 1.29 Consideration will be given to the achievability of development on each site.
- 1.30 Sites will be considered achievable where there is a reasonable prospect that housing or economic development will be completed on the site at a particular point in time. This is primarily a judgment about the economic viability of a site and the capacity of a developer to complete and let/sell a development at a competitive return while generating a land value sufficient to persuade a landowner to sell. However, this stage of assessment also considers market factors such as the presence of bad neighbours and the economic viability of existing uses, cost factors, such as expenditure on site preparation to overcome identified physical constraints, and delivery factors such as the developer's own phasing schedules.
- 1.31 Those sites which earlier in the assessment have been identified as suitable, but are not considered genuinely available for development, have been assessed as 'unachievable' because there is not a reasonable prospect that they will be developed at a particular point in time during the plan period covered by the LAA.

Overcoming constraints

1.32 Where significant constraints have been identified through the site survey and assessment stages, consideration has been given to the actions that may be required to address them. As such, efforts have been made to reflect the timescales that could be involved in doing so and whether this may have any effect on the viability of a site. Landowners may submit additional evidence to demonstrate how constraints may be overcome. Later iterations of the LAA will be updated to reflect any changes in light of new evidence.

Assessment Assumptions

1.33 **Developable area:** The Council will estimate the development potential of a site where this information has not been provided, or the information provided is considered to be inaccurate or inconsistent with other sites of similar characteristics.

1.34 When developing sites, it is usual for a proportion of the land to be given over to on-site infrastructure requirements such as access roads, public open space or other ancillary uses. Where a site is larger more area will normally be given over to infrastructure. Developable areas are calculated on the following assumptions (Site size (hectares) = Developable area):

Site size	Developable area
<0.65 hectares	100%
0.65 – 5.99 hectares	90%
6.00 – 10.00 hectares	80%
>10.00 hectares	60%

Table 2: Developable area assumptions of residential sites

1.35 The potential of any site will also be informed by the other assessment criteria, and it is recognised that some sites will have a higher or lower capacity due to physical constraints and proposed use

1.36 **Relationship with associated settlements:** One of the most common factors that will determine a site's potential suitability is its relationship with the settlement to which it associates. With the exception of sites submitted for consideration as a new settlement, to be considered suitable a site must be in or adjacent to the existing developed footprint of the settlement. Sites separated from the settlement boundary may be considered suitable where they adjoin another site which does adjoin a settlement boundary.

1.37 The development footprint of a settlement is defined as the continuous built form of the settlement and excludes:

- Individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;
- Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement; and
- Agricultural buildings and associated land on the edge of the settlement

Deliverable and developable sites

- 1.38 In accordance with the NPPF and PPG³, sites with extant full planning permission and minor sites (of 9 or fewer dwellings) with outline planning permission are considered deliverable i.e. housing delivery within the first five years of the Plan. Other sites identified in the Call for Sites where the principle of development is acceptable (e.g. within existing development boundaries and unaffected by any significant site constraints) are considered to be developable beyond five years.
- 1.39 Irrespective of the Council's five year supply position and the implications of NPPF, some sites will also be considered 'deliverable (subject to policy change)' in the Land Availability Assessment where they have no significant constraints to delivery. This judgement will inform the housing trajectory for the Plan making process not the five year land supply assessment process.
- 1.40 Sites will be considered deliverable where there is evidence of a developer's intention to submit a planning application in the near future (for example where pre-application advice has been provided and the Council has been informed of the landowner/developer's intention of submitting a planning application), and where a site is being promoted through the Plan making consultation process provided that there are no significant physical, environmental or policy constraints.
- 1.41 Although some of these sites could potentially begin to see completions within years four and five of the current five year period, these will not be included in the Council's five year housing land supply as it is too early in the plan preparation process for proposals to carry any material weight. This is particularly the case where a change in policy is required to support the principle of development.
- 1.42 Engagement with the development industry is a critical element of determining whether the identified supply of housing and employment land is deliverable. When preparing updates of housing and employment land supply, BDC engage with planning agents, developers and landowners to clarify their current position and anticipated timescales for sites coming forward and/or projected build and completion rates. This information is added to existing monitoring data, such as previous completion rates,

³ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

known market interest and data from planning applications, indicating lead-in times for different stages of the planning and delivery processes.

1.43 In addition, an assessment of past housing delivery rates from 2016 to 2020 has been undertaken. This demonstrates that lead in periods are relatively short in Bassetlaw. On average it takes 27 months from grant of outline permission to first completion, and 20 months from grant of full permission to completion. A similar exercise has been undertaken for employment land delivery rates.

1.44 Taking into consideration historic trends and discussions with the development industry, the following development lead-in timescales have previously been identified:

Key Stages	Timescale (months)		
	Outline Application	Reserved Matters	Full Application
Determination of planning application	4	4	4
S106 (signed)	6	-	6
Discharge conditions	3	3	3
Site preparation	-	3	3
Time to first completion	-	4	4
Sub total	13	14	20
TOTAL	27		20

Table 3: Development lead-in times pre 1st April 2020

1.45 It is likely to take at least 27 months from an outline permission being granted to the first completions on site, assuming there are no delays in getting all reserved matters granted, conditions discharged and legal agreements complied with (see Table 5). For full planning applications, the timescale is approximately 20 months.

1.46 Meetings with a range of developers and Registered Providers were held early in October 2020 to gain an understanding of development constraints and their future plans for delivering new homes in Bassetlaw. This is particularly relevant following the impact of Covid 19 and Brexit. The following constraints to housing delivery were cited by developers and registered providers:

- Whilst the Covid 19 lockdown had an initial impact on ceasing or reducing housing delivery, since the end of lockdown, rates have increased to pre-lockdown rates;
- Brexit is having an impact on labour supply in the building industry. In particular, bricklayers are in short supply. This could impact on housing delivery rates in the coming months and years;

- Modern methods of construction (for example flat pack homes) are expensive to produce and are not expected to be rolled out in large numbers at the present time;
- Demand for housing is strong but access to finance has been affected by Covid/economic uncertainty. Banks have removed 95% mortgage products and replaced them with a maximum 85% mortgage product. This will impact on the lowest income households and those with less savings for a deposit.
- Registered providers who deliver both market and affordable homes are currently concentrating on only delivering affordable homes due to lending restrictions and uncertainty in the market.

1.47 Engagement with a range of developers and agents were held early September/October 2020 to gain an understanding of development constraints and their future plans for delivering new employment development in Bassetlaw. This is particularly relevant when considering post Covid and Brexit implications. This informed the delivery rates identified in the Housing and Economic Development Needs Assessment 2020. It is acknowledged that unlike housing delivery rates, employment delivery is more likely to be site/business specific. This reflects the views of developers and reflects past delivery rates in the District.

1.48 Taking into consideration views of the development industry, historic delivery trends in Bassetlaw, and the economy following the Coronavirus lockdown period, the lead-in periods have been reviewed; it is not considered necessary to revise them at this point. This will be monitored annually and revised if trends show any change in lead in times.

1.49 Historic build rates in Bassetlaw for the majority of sites over 50 dwellings is in excess of 40 dwellings per annum for a full development year (i.e. once the site is established following site preparation). Although such sites can have a wide range of delivery rates - ranging from 90 dwellings per annum to 6 dwellings per annum in a small number of cases.

1.50 Lichfields "Stock and Flow: Planning Permissions and Housing Output, January 2017"⁴ sets out that sales outlets typically generate 30 to 40 sales per annum. This is consistent with the views of volume house builders and past delivery trends in the District that large scale sites developed by a single volume house builder will have an average build rate of 30-35 dwellings per annum. Therefore, the Council has taken a prudent approach in assuming a delivery rate of 30 dwellings per annum unless written evidence is provided by an agent or developer. This information is detailed in Appendix 1. It should be noted that, due to Covid restrictions, delivery in Year 1 (2020/21) has been reduced by 50%.

⁴ <https://lichfields.uk/media/2517/stock-and-flow-planning-permissions-and-housing-output.pdf>

- 1.51 Historic build rates also demonstrate that, once commenced, smaller sites of between 10 and 50 dwellings generally deliver within five years. The Council has therefore used this to inform delivery of such sites.
- 1.52 The loss of dwellings, demolitions and change of use from residential to another use, is deducted from the overall supply, however, this is typically a low figure in Bassetlaw.
- 1.53 **Density of development:** A density of 30 dwellings per hectare is used to provide an indication of potential site capacity where landowners/agents have not stated a preferred number of residential units for a particular site. It is, however, recognised that higher densities may be appropriate on sites where less on-site infrastructure is required (e.g. on sites closer of a more urban character or where surrounding development density is at a higher level). Similarly, in rural areas it will be likely that lower densities will be more appropriate and density of development will not be uniformly imposed on prospective development sites.

STAGE 3: Windfall Assessment and Historic Lapse Rates

- 1.54 A windfall allowance can be included in the housing land supply where there is compelling evidence as set out in paragraph 48 of the NPPF. Where broad locations rather than site allocations are to be used for years 6-15 these can include a windfall allowance. The NPPF (Annex 2) defines windfall as “sites not specifically identified in the development plan”
- 1.55 All new housing delivered over the past ten years, since the Bassetlaw Core Strategy was adopted in 2011, has consisted of windfall development. This is due to the fact that no sites were allocated in the Core Strategy and the Council did not adopt a Site Allocation Development Plan Document. A total of 3,762 dwellings have been completed in Bassetlaw from 1st April 2010 to 1st April 2020.
- 1.56 Taking this into consideration, the Council does expect windfall sites to continue to be delivered where they are policy compliant. Based on the current level of housing delivery, it is expected that windfall sites will be particularly prevalent beyond five years (from year 2026 onwards) when current planning consents on minor sites have been built out/completed. An allowance of 40 dwellings per annum has been applied from year 6 of the Plan. In addition to this, the Council is in the process of identifying sites within Worksop Town Centre for allocation. Part of this is expected to be windfall development. An allowance of 60 dwellings per annum has been applied to Worksop Town Centre from year 6.
- 1.57 Lapse rates from 2010 to 2020 have been reviewed and factored into future housing delivery assumptions in the Land Availability Assessment and emerging Bassetlaw Local Plan. This has informed the site selection process. A discount has been applied to take into consideration potential for planning consents to lapse in the future. Lapsed

planning consents more typically occur with major outline planning consents and minor sites with full and outline planning permission.

- 1.58 Outline permissions, minor sites (9 or fewer), and Neighbourhood Plan Allocations have had a 24% reduction (informed by past expiry rates) applied to the total supply. This has informed the approach to the number of sites required for allocation.

Housing Supply Source	Total current supply	Discount applied (24%)
Major sites with outline planning consent	2696	647
Minor sites (9 or fewer)	863	207
Neighbourhood Plan allocations without planning consent	479	115
Total	4,038	969

Table 4. Lapse discount applied to Major Outline planning consents, Planning consents on Minor sites, and Neighbourhood Plan Allocations without planning consent

STAGE 4: Assessment Review

- 1.59 Once the sites and broad locations⁵ have been assessed, the development potential of all sites can be collected to produce an indicative trajectory, setting out how much housing development can be provided and at what point in the future. A similar process has been undertaken in the HEDNA for employment land. This is caveated with an assessment of the likelihood of sites coming forward as anticipated.
- 1.60 In addition to newly submitted or identified sites, sites assessed in previous iterations of the Land Availability Assessment are reviewed and assessments are updated where changes have occurred with regard to a sites suitability, availability and deliverability.
- 1.61 Where insufficient sites are identified to meet local need the Council may look on a site by site basis at any constraints identified to see if these could be reasonably overcome. If there is clear evidence that the needs cannot be met locally, it will be necessary to consider how these needs might be met within the wider HMA area in accordance with the duty to cooperate.
- 1.62 Taking into consideration the number of dwellings already in the housing supply in Bassetlaw, there is a residual requirement for an additional 2848 dwellings up to 2037.

	No. Dwellings
a. Housing requirement 2020 to 2037 (589 dpa)	10013
b. Housing supply (Planning Consents)	6555
c. Housing supply Neighbourhood Plan allocations without planning consent	479
d. Windfall allowance	440
e. Worksoop Town Centre	660
f. Total Housing supply (b+c+d+e)	8134
g. Lapsed discount	969
f. Total supply minus lapse discount (f-g)	7165
g. Residual Housing Requirement (a-f)	2848

Table 5 Residual Housing Requirement

1.63 This Land Availability Assessment needs to identify how much suitable land is available to address the residual dwelling requirement.

STAGE 5: Final Evidence Base

1.64 Sites included in the Land Availability Assessment will be categorised on the following basis:

- Unsuitable and/or Unachievable
- Deliverable within 0-5 years – either ‘now’ or ‘subject to policy change’
- Developable beyond 5 years

1.65 The appendices to this report contains the following information:

- The LAA Methodology Flowchart
- Site Plans
- Draft Bassetlaw Plan Housing Trajectory (2020 to 2037)
- A list of assessed LAA potential housing sites without planning permission (Appendix C, D, E, F, G, and H), cross-referenced to location maps (Appendix B). This consists of:
 - an assessment of each site in terms of its suitability for development, availability and achievability;
 - Reasoned justification where sites have not been taken forward for further consideration as a site allocation;

3. Housing Need and Supply in Bassetlaw District

Local Housing Need

- 1.66 The NPPF requires Local Plans to meet identified housing need unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or specific policies in the Framework indicate development should be restricted.
- 1.67 Current housing targets in the 2020 consultation draft Bassetlaw Plan are based on a calculation of housing need using the Standard Method, as identified by the Housing and Economic Needs Assessment PPG⁶ and a further assessment of need in relation to economic growth in Bassetlaw up to 2037.
- 1.68 The November 2020 consultation draft Bassetlaw Plan housing target from 2020 to 2037 is 10,013, which equates to 589 dwellings per annum.
- 1.69 The Bassetlaw Plan Housing Requirement differs to the current annually published Bassetlaw Five Year Housing Land Supply Statement⁷ housing requirement figure which uses the Standard Method target of 288 dwellings per annum. This approach accords with national guidance⁸ as the current Core Strategy was adopted over five years ago (in 2011).

Housing Land Supply

- 1.70 Table 6 provides detail on Bassetlaw's current Housing Land Supply at 1st November 2020 (sites with planning consent, Neighbourhood Plan Allocations, and windfall allowance). This is the status of the land supply before any site allocations are identified in the emerging Local Plan.

⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

⁷ <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

⁸ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Housing Supply Source	2020 – 2025 (Dwellings)	2025 – 2030 (Dwellings)	2030 – 2035 (Dwellings)	2035 – 2037 (Dwellings)	Total Dwellings 2020 to 2037
Full pp – Major sites under construction	1940	344	0	0	2284
Full pp – Major sites not commenced	356	166	150	40	712
Outline pp – Major sites	238	1528	768	162	2696
Minor sites with pp (9 or fewer)	675	188	0	0	863
Neighbourhood Plan Allocations	0	479	0	0	479
Workshop Town Centre	0	240	300	120	660
Windfall allowance	0	160	200	80	440
TOTAL	3209	3105	1418	402	8134
Lapsed discount rate					969
Total with lapsed discount applied					7165
Housing Requirement	2945	2945	2945	1178	10,013

Table 6 Existing land supply (not including LAA sites without planning consent)

1.71 Table 6 (above) provides a summary of the total amount of housing that can be delivered in Bassetlaw, taking into account sites with planning permission, Neighbourhood Plan allocations without planning permission, and LAA sites potentially suitable for development subject to policy change. In addition to this, other sites are available but have been assessed as not suitable for allocation.

1.72 With regard to sites with planning permission, at 1st November 2020 the supply in Bassetlaw was 6555 dwellings. Table 7 sets out the number of dwellings with planning permission in each area of Bassetlaw at 1st November 2020. It is also important to note that there are a number of planning applications for housing which are pending due to a need for the signing of a section 106 agreement, so this figure is expected to increase.

Area/Settlement	Number of dwellings with planning permission at 1/11/2020
Worksop	1320
Retford	826
Harworth & Bircotes	1771
Large Rural Settlements	1231
Small Rural Settlements	1407
TOTAL	6555

Table 7: Number of dwellings with planning permission per settlement

1.73 With regard to Neighbourhood Plan site allocations, there are eight made Plans which contain site allocations. There are also a number of draft Neighbourhood Plans in progress which are seeking to allocate land for housing. The Housing trajectory (Appendix C) sets out the number of deliverable and developable dwellings (on sites without planning permission) which are allocated in made Neighbourhood Plans.

Neighbourhood Plans	Number of dwellings from allocated land without planning permission at 1/11/2020
Large Rural Settlements	202
Small Rural Settlements	277
TOTAL	479

Table 8: Number of dwellings from sites without planning permission allocated in Neighbourhood Plans

Housing supply from deliverable and developable LAA sites without planning consent

1.74 The assessment of LAA sites has established that there is a sufficient supply of potentially suitable sites currently without planning consent. The tables below provide details of potentially suitable sites in Worksop, Retford, Harworth and Bircotes, and Tuxford. The

total number of dwellings from this source equates to 6678 dwellings. There are also other LAA sites without planning consent located in the small rural settlements. These will be considered through the Neighbourhood Plan process.

1.75 The sites in the following tables have been taken forward for assessment through the Sustainability Appraisal and Habitats Regulation Assessment process and are identified as 'reasonable alternatives'. Results from the SA and HRA will inform decisions made on the suitability of sites for allocation in the Local Plan. The Bassetlaw Site Selection Paper includes details of the sites proposed for allocation and the reasoned justification.

Table 9. Harworth & Bircotes - LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA194	Land off White House Road	15
LAA222	Land off Blyth Road	178
LAA225	Land east of Styrrup Road	76
LAA226	Land south of Common Lane	78
LAA227	Rear of Corner Farm, west of Tickhill Road	12
LAA242	Brookside Walk/Thorsby Close	105
LAA288	Land off Thornhill Road	209
Potential minimum number of dwellings on LAA sites without planning consent		673

Table 10. Retford - LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA002	Montagu House, London Road	5
LAA012	East of the Drive	70
LAA022	Bigsby Road	115
LAA034	Kennilworth Nurseries (remaining area pending pp)	109
LAA034	Kennilworth Nurseries (remaining area without pp)	48
LAA035	South of Railway Line, London Road	39
LAA040	Kettlewells Ltd, Grove Street	65
LAA067	Land south east of Ollerton Road, Ordsall	227
LAA133	Trinity Farm, North Road	233
LAA134	Trinity Farm Barns, North Road	11
LAA141	Land south of the Common, Ordsall	192
LAA165	Grove Coach Road	96
LAA218	Sandhills	75
LAA246	South and east of Ollerton Road, Ordsall	120
LAA247	South and east of Ollerton Road, Ordsall	178
LAA270	West of Ollerton Road, Ordsall	621
LAA275	North of Grove Coach Road	250
LAA276	West of Brecks Road, Ordsall	857
LAA413	Former Elizabethan High School, Leafield	46

LAA Ref.	Address	Capacity (No. Dwellings)
LAA472	Station Road	5
LAA490	Former St Michael's Care Home, Hallcroft Road	20
LAA485	Milnercroft allotments	5
Potential minimum number of dwellings on LAA sites without planning consent		3387

Table 11. Worksop - LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA142	Former Pupil Referral Centre	20
LAA147	Former Manton Primary School	133
LAA149	Talbot Road	68
LAA206	St. Annes, Mansfield Road	275
LAA219	Radford Street	120
LAA365	Gateford Toll Bar	45
LAA465	Gateford Road Car Park	30
LAA466	Former Knitwear Factory, Retford Road	54
LAA467	Canal Road/Priorswell Road	77
LAA205, LAA210, LAA458, LAA462	Peaks Hill Farm & adjoining land	1120
Potential minimum number of dwellings on LAA sites without planning consent		1942

Table 12. Tuxford - LAA sites without Planning Consent

LAA Ref.	Address	Capacity (No. Dwellings)
LAA038	Eastwood Farm	42
LAA087	Lodge Lane	261
LAA089	Bevercotes Road	20
LAA090	Lincoln Road	154
LAA123	Adj. Brickyard Cottage	8
LAA158	56 Lincoln Road	9
LAA243	Land off Gilbert Avenue	33
LAA476	Ollerton Road	90
LAA477	Newcastle Street	53
LAA478	Lexington Gardens	6
Potential minimum number of dwellings on LAA sites without planning consent		676

4. Conclusion

- 4.1 The housing requirement for the period 2020 to 2037 is 10,013 dwellings.
- 4.2 With regard to planning permissions, the housing land supply currently equates to 6555 dwellings. There are several sites which have been granted permission subject to the signing of a section 106 agreement. It is therefore anticipated that this will continue to increase.
- 4.3 The number of dwellings from Neighbourhood Plan Allocations without planning permission currently equates to 479 dwellings. It is expected that this will increase as more Neighbourhood Plans are in the process of being produced.
- 4.4 An allowance has been added to the supply in anticipation of the minimum number of dwellings expected to be delivered on windfall sites. Past housing delivery has informed this allowance. A minimum of 440 dwellings is expected beyond year 6 of the Local Plan.
- 4.5 The Council has commenced work on a masterplan of Worksop Town Centre. This will inform the production of a Development Plan Document for Worksop Town Centre. A call for sites will be undertaken in the near future. The Council is seeking to identify land for a minimum of 660 dwellings in Worksop Town Centre.
- 4.6 The residual housing requirement is 2848 dwellings when the discount has been applied to the current housing supply to take account of anticipated lapsed planning consents in the future.
- 4.7 The minimum number of dwellings from LAA sites which are potentially suitable subject to policy change equates to 6678 dwellings (detailed assessments can be viewed in the appendices). These sites have been taken forward for further assessment through the Sustainability Appraisal and Habitats Regulation Assessment process. This will inform the Local Plan Site Selection process.

A. Housing Requirement 2020 to 2037	
Bassetlaw Plan Total Housing Requirement 2020 to 2037	10,013 dwellings
B. Current Housing Supply / Delivery	
Current planning consents	6555 dwellings
Current Neighbourhood Plan allocations	479 dwellings
Windfall allowance	440 dwellings
Worksop Town Centre	660 dwellings
TOTAL SUPPLY	8134 Dwellings
C. Lapsed Discount	
Lapsed Discount from sites with outline planning consent, minor sites, and Neighbourhood Plan allocations	-969 dwellings
D. Supply minus lapse discount	
Current supply minus discount (B – C)	7165 dwellings
E. Residual Housing Requirement to 2037	
Residual Housing Requirement (A – D)	2848 dwellings
F. Capacity from LAA sites without Planning Consent	
Potential Housing Supply from LAA sites without planning consent (to consider for allocation in the emerging Local Plan)	6678 dwellings

Table 9: Bassetlaw Plan Housing Requirement and Housing Land Supply 2020 to 2037

Glossary of Terms

Agricultural Land: Agriculture is defined by Section 336(1) of the Town and Country Planning Act 1990 as including: horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. The quality of agricultural land is traditionally assessed by DEFRA to fall into one of six grades, in order that the Planning System can consider the effect of development proposals on agriculture.

Annual Monitoring Report: A report which is produced annually to establish what is happening in the district now and what may happen in the future, comparing trends against existing Local Plan policies to determine if changes need to be made.

Brownfield Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

General aviation airfields: Licenced or unlicenced aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity

Greenfield Land: See Brownfield Land

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets (e.g. Listed Buildings) and assets identified by the local planning authority (including local listing).

High Risk Floodzone: Land located in Floodzone 2 or Floodzone 3

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Wildlife Site:

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.